



A regular meeting of the City of Delta Planning Commission was held on Monday, April 2, 2012 at 6:30 p.m. in the City Council Chambers of City Hall at 360 Main Street, Delta, Colorado. Said meeting was posted in accordance with the Sunshine Law.

PRESENT: Gary Burnett, Commissioner; Carl Jahn, Commissioner; Patrick Dearmin, Commissioner; Richard Simmons, Commissioner; Barry Singleton, Commissioner; Terry Osborne, Commissioner; Glen Black, Director of Community Development; Sharleen Walker, Planning Technician.

ABSENT: Ginni Selby.

GUESTS: Jeffery Zentz.

CHANGES TO THE AGENDA

A motion was made by Commissioner Dearmin, seconded by Commissioner Burnett to move the Election of the Chair and Vice-Chair to the beginning of the agenda. All voted yes. Motion passed.

ELECTION OF CHAIR AND VICE-CHAIR

Carl Jahn, Commissioner opened the floor up for nominations for Chairman of the Planning Commission. A motion was made by Carl Jahn, seconded by Gary Burnett to nominate Pat Dearmin for Chairman of the City of Delta Planning Commission. All voted yes. Motion passed.

Chairman Dearmin opened the floor up for nominations for Vice-Chairman. A motion was made by Terry Osborne, seconded by Carl Jahn to elect Richard Simmons Vice-Chairman of the City of Delta Planning Commission. All voted yes. Motion passed.

MINUTES

A motion was made by Commissioner Simmons, seconded by Commissioner Osborne to approve the minutes of the Planning Commission held on Monday, March 5, 2012 as written. All voted yes. Motion passed.

CITIZEN COMMENTS

There were no citizen comments.

PUBLIC HEARING 101 GRAND AVENUE REZONE REQUEST FROM R-4 TO B-2

Chairman Dearmin opened the hearing. Ms. Walker reviewed the staff report and recommendations with the Planning Commission. Additionally, Ms. Walker stated that the application and fees had been received, that the applicant had mailed petitions to the property owners, published the public notice in the newspaper and posted the sign on the property. Ms. Walker informed the Planning Commission that an additional petition had been received in favor of the rezoning application, for a total of four petitions in favor of the rezone out of fourteen petitions mailed.



Additionally, Ms. Walker informed the Planning Commission that the criteria for rezoning have been met: the amendment appears to not be adverse to the public health, safety and welfare and the amendment is in substantial conformity with the Master Plan and the area affected has changed since the lot was last zoned; 115 Grand was rezoned in 2006 and 106 Grand was rezoned in 2005, both lots were rezoned from R-4 to OR. Additionally, the requested zoning designation is compatible with the surrounding neighborhood, property directly across the street and to the west is currently zoned B-2.

Glen Black, applicant, stated that he had submitted a narrative for the packet and informed the Planning Commission that he would answer any questions regarding the proposed rezoning. There were no questions from the Planning Commission for Mr. Black.

Jeff Zentz, resident of 114 Grand Avenue, requested additional information on what uses would be allowed in the proposed zone such as Day Care Facilities and manufacturing. Staff stated that Day Care Facilities are allowed in most zones of the City and currently would be on the property. Additionally, staff stated that manufacturing would not be allowed in the B-2 zone.

Chairman Dearmin closed the hearing.

A motion was made by Commissioner Singleton, seconded by Commissioner Jahn to recommend the rezone request for 101 Grand Avenue from R-4 to B-2 to the City Council. All voted yes. Motion passed.

REVIEW OF DELTA MUNICIPAL CODE SECTION 15.04.080.B.1.d and 15.04.090.A.4 LANDSCAPE REQUIREMENTS

Mr. Black reviewed the current landscape requirements and the current exemptions to landscaping which are single family residences, duplexes, farms, ranches and accessory buildings or an addition to an existing building or structure which increases the footprint area by no more than fifty percent or has construction value of no more than twenty thousand dollars or the erection of a building which is accessory to an existing building and which increases the aggregate footprint area by no more than fifty percent or has a construction value of no more than twenty thousand dollars.

Additionally, Mr. Black stated that the review of this section of the code has come about because over the last few years developers have expressed concerns regarding costs associated with implementing these standards. City Council reviewed these sections of the code at a work session in December and requested that the Planning Commission review the requirements and make a recommendation to the City Council.

Section 15.04.080.B.1.d.iv Discussion percentage of living material: The Planning Commission questioned the need for 80% living material in the landscaping requirements, the concern for water conservation and the cost of installing and maintaining the current requirements to developers/owners of businesses.

A motion was made by Commissioner Jahn, seconded by Commissioner Singleton to make a recommendation to the City Council to change section 15.04.080.B.1.d.iv of the Delta Municipal Code to include up to a maximum of 60% inert materials and to include 40% living materials. All voted yes. Motion passed.

The suggested code language would be as follows:

15.04.080.B.1.d.iv

iv. Such landscaping shall consist of trees, shrubs, and ground covers, and may include up to a maximum of ~~20%~~ 60% coverage in inert materials such as decorative paving stones, lava rock, pea gravel, etc., except to the extent such area is lawfully covered by a building.

Section 15.04.080.B.1.d.i Discussion: regarding linear frontage of landscaping required. Consensus of Planning Commission is that this section is okay as it is.

A motion was made by Commissioner Simmons to make a recommendation to the City Council regarding the entire section 15.04.080. The motion died due to a lack of second. The Commissioners wanted to make further single recommendations to the City Council.

Section 15.04.080.B.1.d.ii Discussion: regarding percentage of entire lot required to be landscaped.

A motion was made by Commissioner Simmons, seconded by Commission Singleton to make a recommendation to the City Council to change Section 15.04.080.B.1.d.ii of the Delta Municipal Code to 6% of the site not covered by buildings for sites located in commercial zoning districts; and at least 2% of that part of the site not covered by buildings for sites located in industrial zoning districts. Commissioners Simmons, Singleton, Dearmin, Osborne voted yes. Commissioners Burnett and Jahn voted no. Motion passed. (The residential requirement was not changed from 15%)

The suggested code language would be as follows:

15.04.080.B.1.d.ii

ii. Inclusive of the above frontage requirement, landscaping shall be required in at least 15% of that part of the site not covered by buildings for sites located in residential zoning districts; at least ~~8%~~ 6% of that part of the site not covered by buildings for sites located in commercial zoning districts; and at least ~~4%~~ 2% of that part of the site not covered by buildings for sites located in industrial zoning districts.

Section 15.04.080.B.1.d.iii Discussion: regarding requirements for landscaped islands in parking areas.

A motion was made by Commissioner Simmons, seconded by Commissioner Jahn to not make a change to section 15.04.080.B.1.d.iii of the Delta Municipal Code at this time. All voted yes. Motion passed.

Section 15.04.090.A.4 Discussion: regarding landscape requirements on frontage on highway corridors.

A motion was made by Commissioner Burnett, seconded by Commissioner Simmons to not make a change to section 15.04.090.A.4 of the Delta Municipal Code at this time. All voted yes. Motion passed.



REVIEW OF DELTA MUNICIPAL CODE SECTION 15.04.090.A.1 SUPPLEMENTAL SITE DEVELOPMENT STANDARDS FOR HIGHWAY CORRIDORS

A motion was made by Commissioner Singleton, seconded by Commissioner Jahn to continue the discussion on Delta Municipal Code section 15.04.090.A.1 supplemental site development standards for highway corridors until the next regular meeting of the Planning Commission. All voted yes. Motion passed.

COMMISSIONER COMMENTS

The Commissioners welcomed Terry Osborne and Barry Singleton to the Planning Commission. Commissioner Osborne stated that it was good to be back on the Planning Commission. Commissioner Singleton stated that it was good to be on the Planning Commission.

STAFF COMMENTS

Mr. Black stated that the previous recommendations of Planning Commission regarding Paving, Sheds and Travel Homes will be on the City Council agenda for first reading on April 3, 2012. Mr. Black thanked the Planning Commission for their hard work on these recommended changes.

ADJOURNMENT

A motion was made by Commissioner Jahn, seconded by Commissioner Osborne to adjourn the regular Planning Commission meeting. All voted yes. Motion passed. The meeting was adjourned at 8:46 p.m. with no further action taken.

Sharleen R. Walker, Planning Technician